

**Wiper Residence**  
**File Number: 12-128009-LO**







10/24/12



**BUSH, ROED & HITCHINGS, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
(206) 323-4144  
1100 1st Ave. East  
Bellevue, WA 98004  
FAX: (206) 323-7135  
WEBSITE: BRHINC.COM

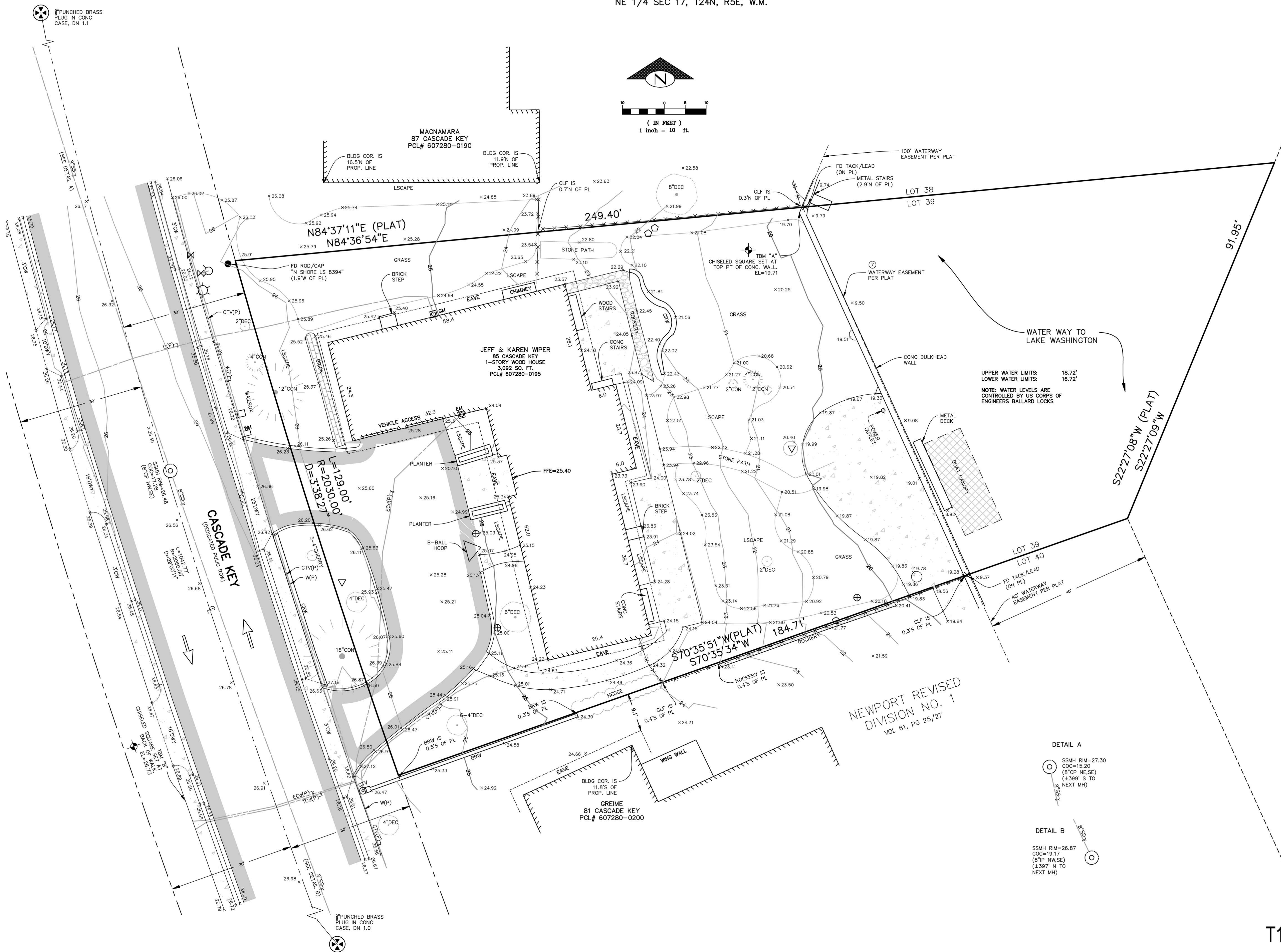


NO.	REVISION	DATE

ALTA/ACSM LAND TITLE SURVEY  
**JEFF WIPER**  
85 CASCADE KEY  
BELLEVUE, KING COUNTY, WASHINGTON

drawn by	checked by
JBK	DCN
scale	date
1"=10'	12/11
job no.	2011125
sheet	2 of 2

T1.1





LEGEND					
⊙	AREA DRAIN	EM	ELECTRICAL METER	TBM	TEMPORARY BENCHMARK
▬	ASPHALT (ASPH)	⊗	FOUND MONUMENT IN CASE	TCd	TELEPHONE CONDUIT (BURIED)
▬	BUILDING LINE	⌋	FIRE HYDRANT	TS	TELEPHONE SENTRY
BC	BUILDING CORNER	FFE	FINISHED FLOOR ELEVATION	⇒	TRAFFIC FLOW DIRECTION
▨	CANOPY	G	GAS MAIN	W	WATER MAIN
▨	CONCRETE SURFACE (CONC)	GM	GAS METER	WM	WATER METER
CW	CONCRETE WALK	▨	GAS VALVE	M	WATER VALVE
BRW	BRICK RETAINING WALL	○	IRRIGATION BOX	▽	YARD LIGHT
CRW	CONCRETE RETAINING WALL	IE	INVERT ELEVATION		
*****	CHAIN LINK FENCE (CLF)	LSCAPE	LANDSCAPE PLANTER		
CTV	CABLE TV	⊙	MANHOLE		
CON	CONIFEROUS TREE	PL	PROPERTY LINE		
DEC	DECIDUOUS TREE	(P)	PAINTED UTILITY LOCATION		
DWY	DRIVEWAY	(R)	RECORD DATA		
ECd	ELECTRICAL CONDUIT (BURIED)	SS	SANITARY SEWER		
		SD	STORM DRAIN		

SITE NOTES

**SITE ADDRESS:**  
85 CASCADE KEY  
BELLEVUE, WASHINGTON 98006

**TAX ACCOUNT NO.:**  
607280-0195

**ZONING:**  
R-2.5

**ZONING AGENCY:**  
CITY OF BELLEVUE  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
450 110TH AVENUE NE  
PO BOX 90012  
BELLEVUE, WA 98009-9012  
(425) 452-6800

**SETBACKS:**  
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.  
**THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.**

**FLOOD ZONE:**  
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 53033C0654F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

**HORIZONTAL DATUM:** NAD 83/91

**VERTICAL DATUM:** NAVD 88

**ORIGINATING BENCHMARK:**  
POINT ID 420 (HORIZONTAL POINT ID 0402), 4" X 4" CONC. MON IN CASE WITH 3/8" PUNCHED COPPER PLUG, DN 1.1'. INTERSECTION OF CASCADE KEY & CRESCENT KEY. EL=27.60'

**AREA:**  
SITE AS SHOWN CONTAINS 22,132 SQUARE FEET OR 0.5081 ACRES.

**SUBSTRUCTURES:**  
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

**TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:**  
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

**DESCRIPTION:**  
LOT 39 OF NEWPORT REVISED DIVISION NO.1, AS PER PLAT RECORDED IN VOLUME 61 OF PLATS, PAGES 25 THROUGH 27.RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

**TITLE REPORT REFERENCE:**  
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY COMMONWEALTH LAND TITLE COMPANY OF PUGET SOUND, LLC, COMMITMENT NO. 40007696, DATED MARCH 12, 2008. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

**NOTE:** EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

**TITLE REPORT SCHEDULE B EXCEPTIONS:**  
ITEMS CIRCLED ARE SHOWN ON MAP.

⑦ ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF NEWPORT REVISED DIVISION NO. 1.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

8. COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 5146946.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SET FORTH IN SAID INSTRUMENT TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

AND AMENDMENTS THERETO:

RECORDING NOS: 5335938, 7309070560, 19991217002284, 2000116001136, AND 20041221001257

9. GRANT OF EASEMENT FOR USE AND DECLARATIONS OF PROTECTIVE RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: MAY 19, 1981  
RECORDING NO.: 8105190614

10. GRANT OF EASEMENT FOR USE AND DECLARATIONS OF PROTECTIVE RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: MAY 19, 1981  
RECORDING NO.: 8105190615

**CERTIFICATION:**  
SURVEY IDENTIFICATION NO.: 2011125  
REGISTERED LAND SURVEYOR NO.: 30448  
SURVEYOR'S ADDRESS & COMPANY: BUSH, ROED & HITCHINGS, INC.  
2009 MINOR AVENUE EAST  
SEATTLE, WA 98102-3513  
(206) 323-4144

TO JEFF WIPER AND COMMONWEALTH LAND TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7A, 7B1, 7C, 8, 11B, 13, 14, 16, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 28, 2011.

DATE OF PLAT OR MAP: 10/24/12

*DC Nance*  
DARRELL C. NANCE, P.L.S. NO. 30448

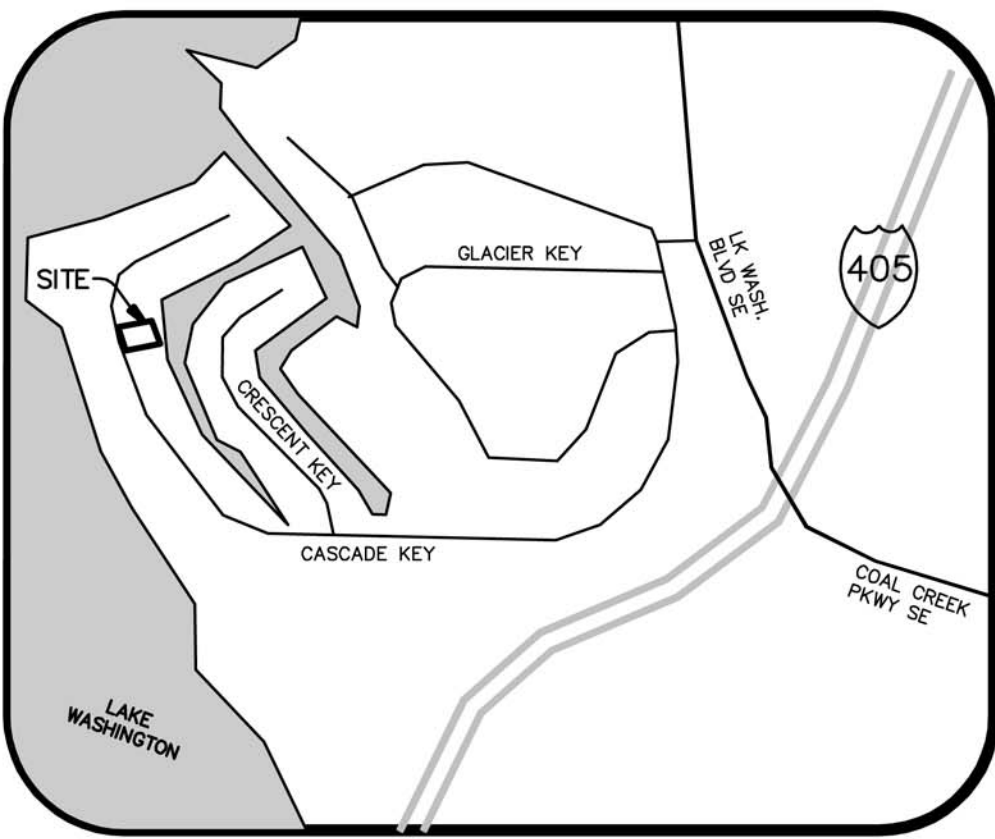
THE ABOVE CERTIFICATE IS BASED UPON WORK PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL SURVEY PRACTICE. WE MAKE NO OTHER WARRANTY, EITHER EXPRESSED

UTILITY PROVIDERS:

SANITARY SEWERS, STORM DRAINAGE, AND WATER:  
CITY OF BELLEVUE  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
450 110TH AVENUE NE  
PO BOX 90012  
BELLEVUE, WA 98009-9012  
(425) 452-6800

POWER AND NATURAL GAS:  
PUGET SOUND ENERGY  
10885 NE 4TH STREET, SUITE 1200  
PO BOX 97034  
BELLEVUE, WA 98009-9734  
(425) 454-6363  
(888) 225-5773

TELEPHONE:  
CENTURY LINK  
1600 7TH AVENUE  
SEATTLE, WA 98191  
(800) 244-1111



10/24/12



**BUSH, ROED & HITCHINGS, INC.**

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ALTA/ACSM LAND TITLE SURVEY

JEFF WIPER

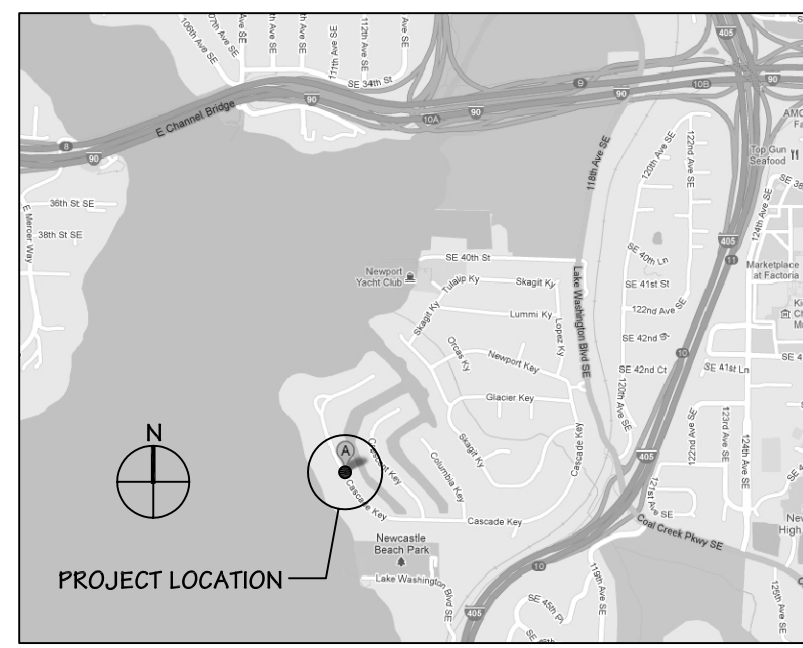
85 CASCADE KEY

BELLEVUE, KING COUNTY, WASHINGTON

drawn by	checked by
JBK	DCN
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sheet	1 of 2



## VICINITY MAP



## COVERAGE CALCULATIONS

- SEE SHEET T.O.0 FOR ADDITIONAL INFORMATION

	LOT 39 TOTAL	LOT w/o WATER
LOT SIZE:		
- AREA SQ FOOTAGE	±22,132 SF	±15,602 SF
GREEN AREA:		50% MIN. (1,265 SF)
- SETBACK AREA		2,530 SF
- GREEN AREA		1,371 SF
- PERCENTAGE		54.2%
LOT COVERAGE:		35% MAX. (5,461 SF)
- TOTAL	4,454 SF	4,454 SF
- PERCENTAGE	20.5%	28.5%
IMPERVIOUS:		50% MAX. (7,801 SF)
- EXISTING	7,642 SF	
- EXISTING %	34.5%	
- PROPOSED TOTAL	7,786 SF	7,786 SF
- PERCENTAGE	35.2%	49.9%

## STRUCTURE HEIGHT

1	25.5	25	25.5
2	25.5	21	25.5
3	25.4	22	25.5
4	24.8	23	23.4
5	25.0	24	25.0
6	25.2	25	23.9
7	25.4	26	24.4
8	24.8	27	24.8
9	24.6	28	25.1
10	24.4	29	25.2
11	25.5	30	25.3
12	24.1	31	25.3
13	23.9	32	25.3
14	23.3	33	25.3
15	24.5	34	25.3
16	25.5	35	25.3
17	25.5	36	25.3
18	25.5	37	25.3
19	25.5	38	24.6
AVG. GRADE	25.0		

MAX. BUILDING HT. ALLOWED 30'/35'

ACTUAL BUILDING HT. 23'-11"

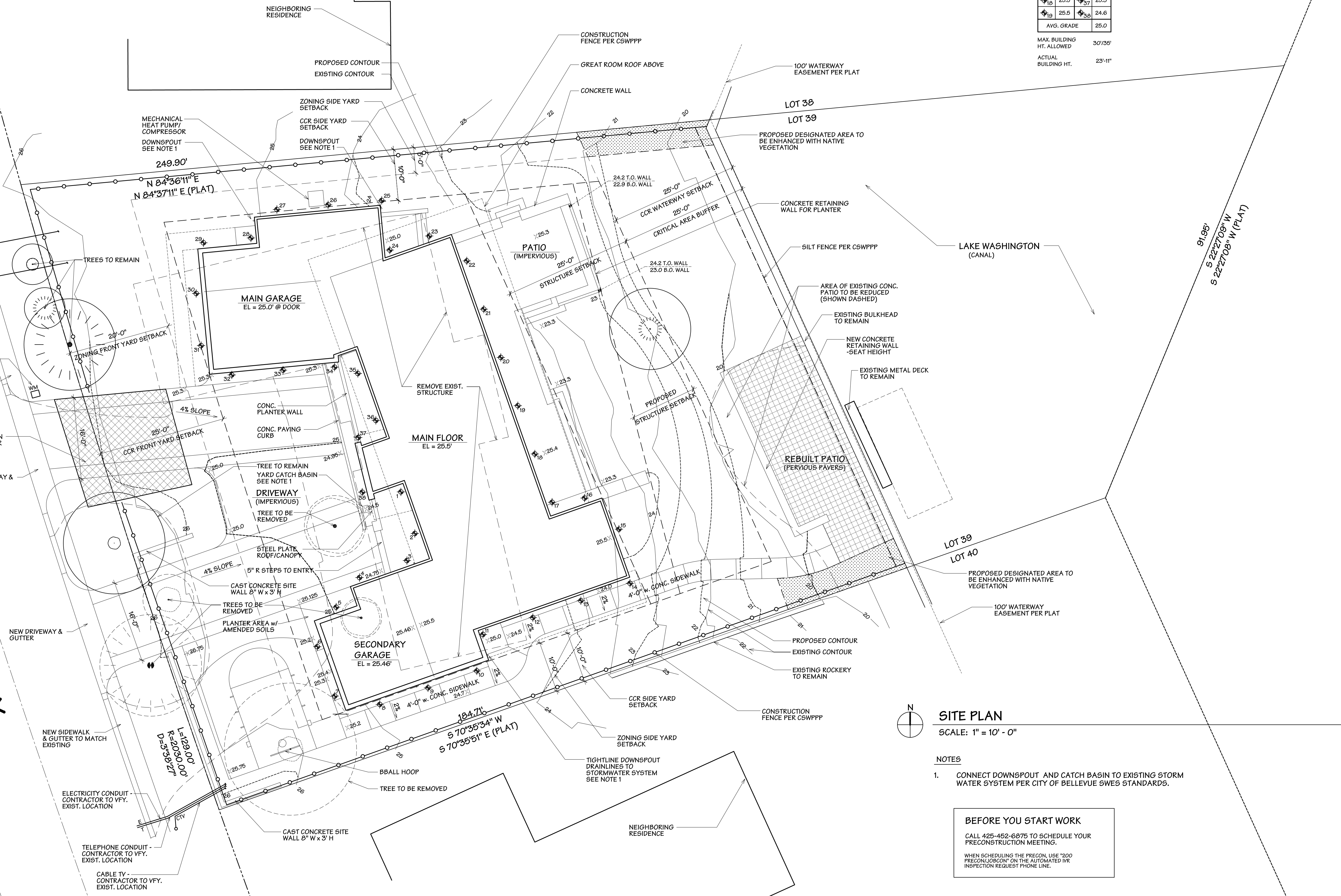
KRANNITZ GEHL ARCHITECTS

765 N.E. Northlake Way  
Seattle, WA 98105  
(206) 547-8233  
(206) 547-8219 Fax  
www.krannitzgehl.com



WIPER RESIDENCE  
85 CASCADE KEY, NEWPORT SHORES  
BELLEVUE, WASHINGTON

CASCADE KEY



## SITE PLAN

SCALE: 1" = 10' - 0"

## NOTES

- CONNECT DOWNSPOUT AND CATCH BASIN TO EXISTING STORM WATER SYSTEM PER CITY OF BELLEVUE SWES STANDARDS.

## BEFORE YOU START WORK

CALL 425-452-6875 TO SCHEDULE YOUR PRECONSTRUCTION MEETING.

WHEN SCHEDULING THE PRECON, USE "200 PRECON/JOB CON" ON THE AUTOMATED IVR INSPECTION REQUEST PHONE LINE.

## INITIAL SUBMITTALS

BLDG PERMIT - 11/06/2012  
LAND USE PERMIT - 11/06/2012  
PREDEVELOPMENT REVIEW - 7/19/2012

Number	Date	By	Description of Revisions
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Sheet Title

SITE PLAN

Scale AS NOTED

Designed	KGA	Drawn	KGA
Date	11/06/12	Checked	KGA
Approved		Job Number	

Sheet Number

A0.1



October 1, 2012

AOA-4250

Bryan Krannitz, AIA  
Krannitz Gehl Architects  
765 NE Northlake Way  
Seattle, WA 98105

**SUBJECT: Critical Areas Report - Wiper Residence– 85 Cascade Key  
Shoreline Buffer & Structure Setback Modification,  
City of Bellevue File No: 12-118085-DC**

Dear Bryan:

On September 12, 2012 I conducted a reconnaissance on the subject property that is located on a canal of the Lake Washington shoreline. Although regulated as a shoreline by the City of Bellevue, this canal was historically constructed and the property contains a concrete bulkhead and maintained yard along the water's edge. This bulkhead and maintained yard is similar to the adjacent properties and is consistent with the primarily constructed shoreline of the neighborhood.

The purpose of the site visit was to assess proposed modifications to the required 25-foot shoreline buffer and 25-foot structure setback of Lake Washington as part of the proposed new residence to replace the existing residence. This report is intended to meet the requirements for Critical Area Reports per LUC 20.25H.

## **1.0 CRITICAL AREA IMPACTS**

The proposed project includes re-development of the existing residence within a portion of the 25-foot shoreline structure setback. The only work that would be conducted within the 25-foot shoreline buffer includes: 1) replacement of an existing 957 s.f. impervious concrete patio with 657 s.f. of pervious pavers, 2) construction of a new concrete pathway (60 s.f. located in buffer), and 3) planting of native vegetation to increase shoreline habitat.

The re-development within the structure setback will result in the conversion of 490 s.f. of existing lawn and yard into impervious surface associated with the remodeled structure and a new pathway. Also as part of the work within the structure setback, 138 s.f. of existing stone pathway will be returned to lawn. Since the existing concrete patio located in the buffer will be converted to pervious pavers, there will be a net decrease in the total impervious surface located within the combined buffer and structure setback. Conversion of the existing concrete patio into a pervious surface should substantially improve the infiltration capacity of the shoreline immediately adjacent the canal.

All of the structure setback modification areas currently consist of maintained yard and no native vegetation will be removed as part of the project (attached Photos 1 and 2). The proposed impact areas currently have a very low functional value and do not provide any of the significant functions such as shade, temperature control, water purification, woody debris recruitment, erosion control, or habitat typically associated with functioning shoreline buffers.

## **2.0 CRITICAL AREA MITIGATION**

Although there should be no significant impact to the shoreline buffer from the proposed project, mitigation to increase the value of a portion of the shoreline buffer is proposed. In addition to converting the existing impervious patio located in the buffer into a smaller area of pervious pavers, the project also proposes to plant 255 s.f. of yard area within the buffer with a variety of native plants.

Enhancement of this area has been designed to increase the habitat value of the buffer by increasing the plant species and structural diversity. In addition, the pervious patio and native plantings should also increase stormwater functions through infiltration and pollutant removal. Implementation of the mitigation plan would replace and exceed the minor functions currently provided by the modified shoreline buffer and structure setback areas.

### **2.1 Goal, Objectives, and Performance Standards for Mitigation Areas**

The primary goal of the mitigation plan is to increase the habitat functions of the selected existing shoreline buffer. To meet this goal, the following objectives and performance standards have been incorporated into the design of the plan:

**Objective A:** Increase the structural and plant species diversity within the restoration area.

**Performance Standard:** *Following every monitoring event for a period of at least three years, the mitigation areas will contain a total of at least 4 native plant species. In addition, there will be 100% survival of all woody planted species throughout the mitigation area at the end of the first year of planting. Following Year 1, success will be based on an 80% survival rate or similar number of recolonized native woody plants.*

**Objective B:** Limit the amount of invasive and exotic species within the restoration area.

**Performance Standard:** *After construction and following every monitoring event for a period of at least three years, exotic and invasive plant species will be maintained at levels below 10% total cover in the designated mitigation area. Invasive species include, but are not limited to, Himalayan and evergreen blackberry, Japanese knotweed, and English ivy.*

## **2.2 Construction Management**

Prior to commencement of any work in the mitigation area, the clearing limits will be staked and any existing vegetation to be saved will be clearly marked. A pre-construction meeting will be held at the site to review and discuss all aspects of the project with the landscape contractor and the owner.

A consultant will supervise plan implementation during construction to ensure that objectives and specifications of the mitigation plan are met. Any necessary significant modifications to the design that occur as a result of unforeseen site conditions will be jointly approved by the City of Bellevue and the consultant prior to their implementation.

## **2.3 Monitoring Methodology**

The monitoring program will be conducted for a period of three years, with annual reports submitted to the City. Vegetation monitoring will include general appearance, health, mortality, colonization rates, percent cover, percent survival, volunteer plant species, and invasive weeds.

Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the mitigation area. Review of the photos over time will provide a visual representation of success of the mitigation plan.

## **2.4 Maintenance Plan**

Maintenance will be conducted on a routine, year round basis. Additional maintenance needs will be identified and addressed following periodic maintenance reviews. Contingency measures and remedial action on the site shall be implemented on an as-needed basis at the direction of the consultant or the owner.

## **2.5 Weed Control**

Routine removal and control of non-native and other invasive plants within the designated mitigation area shall be performed by manual means. Undesirable and weedy exotic plant species shall be maintained at levels below 10% total cover within all mitigation areas during the three-year monitoring period.

## **2.6 General Maintenance Items**

Routine maintenance of planted trees and shrubs shall be performed. Measures include resetting plants to proper grades and upright positions. Tall grasses and other competitive weeds shall be weeded at the base of plants to prevent engulfment. Weed control should be performed by hand removal.

## **2.7 Contingency Plan**

All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the mitigation plan. Plant material shall meet the same specifications as originally-installed material. Replanting will not occur until after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.). Replanting shall be completed under the direction of the consultant, City of Bellevue, or the owner.

## **2.8 As-Built Plan**

Following completion of construction activities, an as-built plan for the mitigation area will be provided to the City of Bellevue. The plan will identify and describe any changes in relation to the original approved plan.

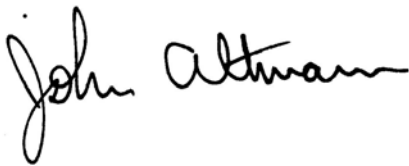
## **Conclusion**

Implementation of the proposed mitigation plan will result in an overall improvement in the habitat and functional value of the shoreline buffer and structure setback over current conditions.

If you have any questions regarding the mitigation plan, please give me a call.

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

A handwritten signature in black ink that reads "John Altmann". The signature is written in a cursive, flowing style.

John Altmann  
Ecologist

Attachment



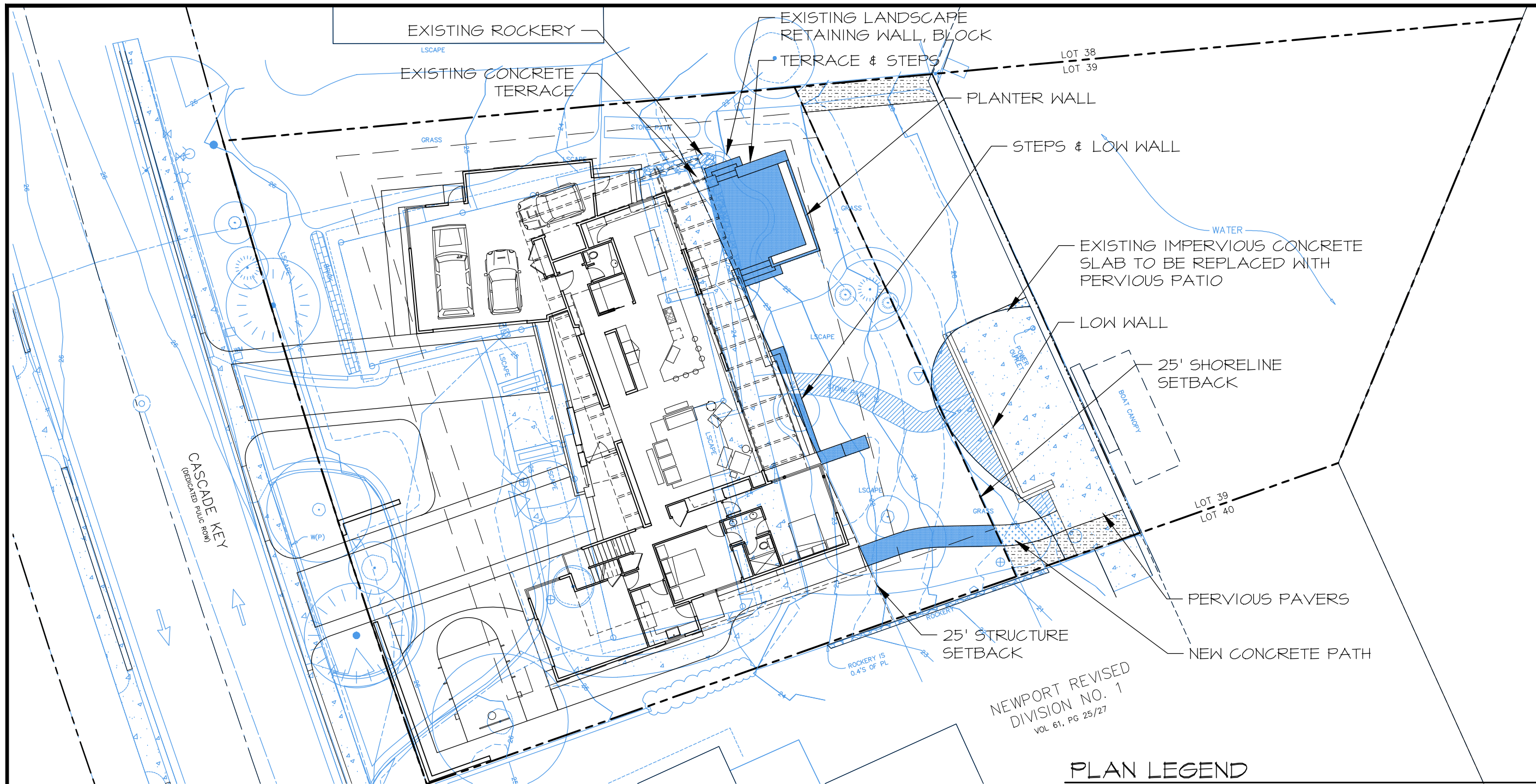


**Photo 1: Existing concrete patio in buffer to be reduced in size and converted to pervious pavers.**



**Photo 2: Area of proposed structure modification in structure setback.**





IMPACTS LEGEND

	IMPACT WITHIN 25' STRUCTURE SETBACK	490 SF
	IMPACT WITHIN 25' CRITICAL AREA BUFFER	60 SF
	TOTAL IMPACT	550 SF

MITIGATION LEGEND

	RESTORATION TO RETURN TO LAWN	295 SF (138 SF WITHIN THE 25' STRUCTURE SETBACK, 157 SF WITHIN THE CRITICAL AREAS BUFFER)
	BUFFER ENHANCEMENT	255 SF

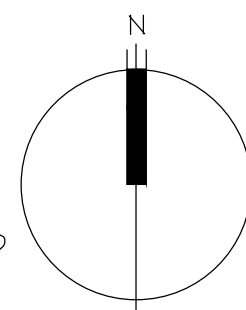
GRAPHIC SCALE  
(IN FEET)



SCALE: 1:20

PLAN LEGEND

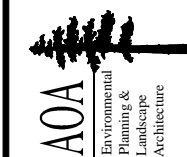
- PROPERTY LINE
- SHORELINE
- 25' SHORELINE SETBACK
- 25' STRUCTURE SETBACK



NOTES

- BASE INFORMATION PROVIDED BY KRANNITZ GEHL ARCHITECTS, 765 NE NORTHLAKE WAY, SEATTLE, WA 98105, (206) 547-8233.

FIGURE 1: OVERVIEW PLAN  
BUFFER MITIGATION PLAN  
WIPER RESIDENCE  
85 CASCADIA KEY  
NEWPORT SHORES  
BELLEVUE, WASHINGTON



Altmann Oliver Associates, LLC  
PO Box 578  
Camden, WA 98014  
Office (425) 333-4535 Fax (425) 333-4509

DRAWN  
SO

PROJECT  
4250

SCALE  
AS NOTED

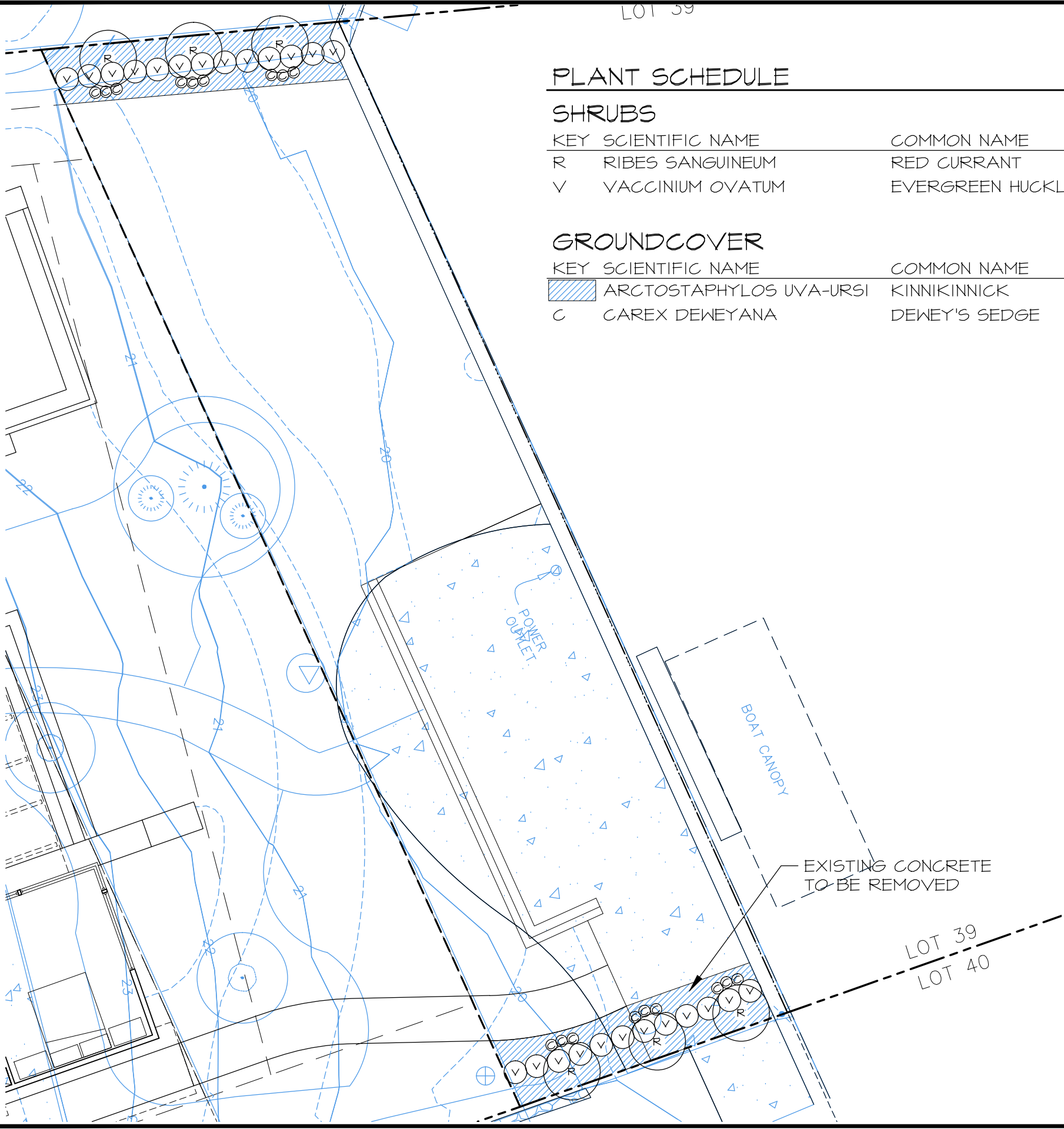
DATE

9-28-12

REVISED

1/3





PLANT SCHEDULE

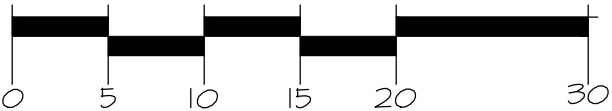
SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE	NOTES
R	RIBES SANGUINEUM	RED CURRANT	5' O.C.	6	1 GAL.	MULTI-CANE (3 MIN.)
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2' O.C.	25	1 GAL.	FULL & BUSHY

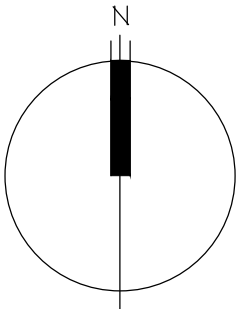
GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE	NOTES
A	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	2' O.C.	39	1 GAL.	FULL & BUSHY
C	CAREX DEWEYANA	DEWEY'S SEDGE	12" O.C.	18	1 GAL.	FULL & BUSHY

GRAPHIC SCALE  
(IN FEET)



SCALE: 1:10



NOTES

- BASE INFORMATION PROVIDED BY KRANNITZ GEHL ARCHITECTS, 765 NE NORTHLAKE WAY, SEATTLE, WA 98105, (206) 547-8233.

FIGURE 2: PLANTING PLAN  
BUFFER MITIGATION PLAN  
WIPER RESIDENCE  
85 CASCADE KEY  
NEWPORT SHORES  
BELLEVUE, WASHINGTON



1. CONTRACTOR INFORMATION. WHEN IT IS AVAILABLE, CONTACT INFORMATION SHALL BE PROVIDED TO THE CITY OF BELLEVUE THAT INCLUDES NAMES, ADDRESSES AND PHONE NUMBERS OF PERSONS/FIRMS THAT WILL BE RESPONSIBLE FOR INSTALLING REQUIRED PLANTS AND PERFORMING REQUIRED MAINTENANCE.
2. CONTRACTOR'S QUALIFICATIONS. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF WASHINGTON. CONTRACTOR MUST BE EXPERIENCED IN MITIGATION AND RESTORATION WORK. THE CONTRACTOR SHALL PROVIDE THAT THERE IS ONE PERSON ON THE SITE AT ALL TIMES DURING WORK AND INSTALLATION WHO IS THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND THE BEST METHODS FOR THEIR INSTALLATION, AND WHO SHALL DIRECT ALL WORK BEING PERFORMED UNDER THESE SPECIFICATIONS. THIS PERSON SHALL HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE INSTALLING NATIVE PLANT MATERIALS FOR WETLAND MITIGATION OR RESTORATION PROJECTS, UNLESS OTHERWISE ALLOWED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST AND/OR THE CITY OF BELLEVUE.
3. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
4. INTERMEDIATE INSPECTIONS. ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE DESIGNER AND/OR WETLAND BIOLOGIST PRIOR TO INSTALLATION. CONDITION OF ROOTS OF A RANDOM SAMPLE OF PLANTS WILL BE INSPECTED, AS WELL AS ALL ABOVEGROUND GROWTH ON ALL PLANTS. ROOTS OF ANY BARE ROOT PLANTS, IF PERMITTED FOR USE, WILL BE INSPECTED. PLANT MATERIAL MAY BE APPROVED AT THE SOURCE, AT THE DISCRETION OF THE LANDSCAPE DESIGNER AND THE WETLAND BIOLOGIST, BUT ALL MATERIAL MUST BE RE-INSPECTED AND APPROVED ON THE SITE PRIOR TO INSTALLATION. PLANT LOCATIONS SHALL ALSO BE INSPECTED AND APPROVED PRIOR TO PLANTING.
5. PRIOR TO INSTALLATION OF PLANT MATERIAL, THE PLANTING AREAS WILL BE LAID OUT BASED ON THE PLANTING PLAN, AND ALL HIMALAYAN BLACKBERRY, ENGLISH IVY OR OTHER INVASIVE PLANT SPECIES, CONCRETE OR OTHER NON-ORGANIC DEBRIS AND ORNAMENTAL PLANTINGS LOCATED IN THE PLANTING AREAS WILL BE REMOVED BY HAND AND EXPORTED OFFSITE.
6. PRIOR TO PLANTING, 6" OF PGM (PACIFIC GARDEN MULCH), SHALL BE INSTALLED IN THE PLANTING BEDS AND TILLED INTO THE TOP 6" OF NATIVE SOIL AFTER ORNAMENTAL PLANT, LAWN AND CONCRETE REMOVAL.
7. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 2" WITH MEDIUM-COURSE BARK MULCH PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED TO MATCH OTHER LANDSCAPE BEDS.
8. ALL PLANTS SHALL BE NURSERY GROWN (IN WESTERN WA OR OR) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
9. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
10. UPON COMPLETION OF PLANTING, BARE AREAS SHALL BE THOROUGHLY WATERED.
11. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
12. MAINTENANCE SHALL BE REQUIRED IN ACCORDANCE WITH THE CITY OF BELLEVUE SENSITIVE AREAS MITIGATION GUIDELINES AND APPROVED PLANS.
13. ALL PLANTS SHALL BE HAND-WATERED, AS NECESSARY DURING THE FIRST TWO DRY SEASONS. BETWEEN JUNE 15 - OCTOBER 31. FLOW SHOULD ENSURE COMPLETE SATURATION OF THE ROOT ZONE.
14. ENHANCEMENT PLANTING BEDS SHALL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM TIED INTO THE SYSTEM FOR THE REMAINING YARD.
15. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

[illegible]

The diagram illustrates the correct installation of a tree. A tree with a rootball is shown being placed into a hole. The hole is filled with backfill (stippled pattern) and is 1/2 full. The rootball is placed in the center. The hole is 2 times the rootball diameter wide. The hole is 3 inches deep. The hole is 24 inches in diameter. The hole is filled with backfill. The hole is 1/2 full with native soil. The hole is tamped to stabilize the rootball. The hole is amended per specifications. The hole is set straight and placed on solid ground or on compacted backfill. The hole is finished grade. The hole is scarified on the sides. The hole has good drainage. The hole is in existing native soil.

Labels in the diagram include:

- MULCH 3" DEEP 24" DIA RING
- 2 TIMES ROOT BALL DIAMETER
- EXISTING NATIVE SOIL.
- SCARIFY SIDES OF PLANTING HOLE. MAKE SURE HOLE HAS GOOD DRAINAGE.
- FINISH GRADE.
- BACKFILL PLANTING HOLE 1/2 FULL WITH NATIVE SOIL, TAMP SOIL TO STABILIZE ROOTBALL. DO NOT DISTURB ROOTBALL. BACKFILL REMAINING PLANTING HOLE PER SPECIFICATIONS. AMEND BACKFILL AS NOTED IN THE INSTALLATION NOTES.
- SET PLANT STRAIGHT AND PLACE ROOTBALL ON SOLID GROUND OR ON COMPACTED BACKFILL.

MULCH 3" DEEP  
24" DIA RING

BACKFILL PLANTING HOLE 1/2 FULL WITH NATIVE SOIL, LIGHTLY COMPACT SOIL AROUND ROOTS AND ALLOW WATER TO SETTLE. DO NOT LEAVE AIR POCKETS. BACKFILL REMAINING PLANTING HOLE PER SPECIFICATIONS. AMEND BACKFILL AS NOTED IN THE INSTALLATION NOTES.

FINISH GRADE.

SCARIFY SIDES OF PLANTING HOLE. MAKE SURE HOLE HAS GOOD DRAINAGE.

FOR BARE ROOT PLANTING ON SLOPES, INSTALL PLANT UPRIGHT ON LEVEL SOIL TO ASSURE COVER OF ROOTS ON DOWNHILL SIDE OF PLANT.

COMPACT SOIL UNDER ROOT MASS  
EXISTING NATIVE SOIL.

FIGURE 3: SPECIFICATIONS & DETAILS  
BUFFER MITIGATION PLAN  
WIPER RESIDENCE  
85 CASCADE KEY  
NEWPORT SHORES  
BELLEVUE, WASHINGTON